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CITY OF OAKLAND



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November 26, 1991

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Mayor Harris and Members of the City Council:

Subject: Policy Recommendations for the Rebuilding of the Fire-Damaged Oakland Hills

This staff report outlines recommendations for new fire safety policies and special permitting processes to be implemented for the rebuilding of the fire-damaged Oakland Hills. In developing these recommendations, staff has tried to balance the needs of the individual homeowners with the community's desire to improve public safety and preserve neighborhood character in the hill area. These policies are intended to provide cost-effective solutions to improving fire safety, and an expedited permitting process to ensure a timely rebuilding of the area.

EXECUTIVE SUMMARY

I. Fire Safety Recommendations:

Staff is recommending changes in the building codes, zoning codes, and City infrastructure to improve Citywide fire protection safety following reconstruction of the Oakland Hills. These recommendations include:

- fire resistant roofs, exterior sidings, and projections;
- vegetative management plans for individual homes and open space;

ITEM #32
11-26-91

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Section 1: General Information

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III. Implementing Legislation for City Council on December 10, 1991

Legislation implementing staff recommendations will be brought before the City Council on December 10, 1991. During the interim period, the City will process permits under Emergency Order incorporating the staff recommendations. Applicants will be advised that policy determinations by the City Council may change both the permit process and requirements prior to an applicant receiving final permit approval.

A. INTRODUCTION

Staff has employed certain basic assumptions in developing policy recommendations with regard to improving fire safety in the Oakland Hills and expediting the processing of permits for those affected by the fire. These **assumptions** are as follows:

- The City's primary goal is to allow homeowners to rebuild the Oakland Hills in an efficient and expeditious manner.
- The City's policies should attempt to mitigate short- and long-term hazards in the area, recognizing that the Oakland Hills have inherent risks with respect to fire and seismic safety.
- The City wants to encourage the existing community to rebuild their homes and preserve, as much as possible, the character of the neighborhoods which attracted people to this area in the first place.
- Homeowners are facing serious financial constraints as a large number of homeowners may be underinsured due to inadequate insurance policies.
- Safety programs and regulatory policy decisions must be prioritized so that those changes affecting building plans are determined first.
- A cost-benefit analysis should be provided for each hazard mitigation regulation or improvement prior to any final recommendation.
- An opportunity for community input should be provided prior to the adoption of any policy by the City Council.

1. The purpose of this report is to provide a summary of the information received from the confidential source regarding the activities of the [redacted] in the [redacted] area.

2. The confidential source has provided information regarding the activities of the [redacted] in the [redacted] area. This information is being provided for your information and is not to be disseminated outside of your office.

3. Summary of Information Received

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B. FIRE PROTECTION POLICIES

Since the disastrous October 20, 1991 firestorm in the Oakland hills, staff has been reviewing the City's policies, practices, and regulations with respect to fire protection and safety in the Oakland Hills. Despite the reality that virtually no amount of preparation and regulation could have safely contained a fire fueled by prolonged drought and hot gusting winds, City government has the unique responsibility of balancing public resources, private property interests, fire victim sensitivity, and the general public interest in a measured reaction to the catastrophe we have all witnessed.

Clearly there are many deficiencies in the fire protection system in the Oakland Hills. Nevertheless, the decision to populate this area is one that was made many years ago, incorporating nonstandard streets that had been privately developed. Under the circumstances, it is staff's judgment that efforts to enhance safety in the area should not impose such onerous requirements as to doubly victimize the residents -- once to lose their homes and possessions, and second to be unable to rebuild due to the high costs of mandated building code changes and improving infrastructure.

In our view, a systemic approach to fire safety which coordinates all activities and regulations is necessary in order to create the best possible package of fire protection policies. These policies must meet the test of balancing the need for increased public safety with the City's and the homeowners' fiscal realities; the emergency circumstances of cleanup and rebuilding; and the interests of our neighbors who have suffered as a result of the fire.

In developing a balanced, systemic policy for fire safety improvement staff has analyzed various methods for reducing the risk of fires; in concert with this approach, the costs of policy options have been compared with their effectiveness at reducing these risks. In conducting this analysis, a special emphasis has been placed on reviewing the risk of a fire such as that which we experienced on October 20th. An out-of-control wildland fire fueled by heavy winds and dry combustible vegetation presents the greatest danger to the greatest area and population, and is most difficult to contain with conventional forces.



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C. ANALYSIS OF POLICY OPTIONS TO IMPROVE FIRE SAFETY

After careful analysis of the costs and the benefits, staff has developed a package of policy recommendations that should be applied to all new construction within the Fire Hazard Area (the entire Oakland Hills) and are not considered cost-prohibitive.

RECOMMENDATION:

Staff recommends the following policies and procedures to improve public safety in the Oakland Hills and to better prepare the City to respond to future emergencies (for more details, see Attachment A, Special Code Requirements):

1. Building Code Changes:

- require Class A roofs and prohibit all wood roofs;
- require fire-resistant exterior siding materials;
- require projections from the structure (such as roof eaves and decks) to be fire-resistant;
- require internal sprinkler systems in specific areas where fire hazards are acute and fire suppression access is limited. Analysis of the type and cost of sprinkler systems is still ongoing and staff is not prepared at this time to make any recommendation with respect to mandating sprinkler systems (see section 5(b) below).

The current Building Code requires:

- hard-wired, interconnected smoke alarms within each home which are audible to each bedroom;
- spark arresters on each chimney.

2. Zoning Regulatory Changes:

- require a vegetative management plan for each home and for the open space in the Fire Hazard Area; criteria for these plans will be forthcoming.

- require **access to the rear** of the house from at least one side to ease firefighting operations;
- require **front setbacks** to facilitate future street widenings at critical locations which are identified as excessively restrictive for access by emergency vehicles or evacuation. Analysis of potential street widenings is still ongoing and staff is not prepared at this time to make any recommendations requiring front setbacks in specific locations (see Section 5(c) below).

3. Infrastructure Improvements:

- require a greater number of **fire hydrants** to meet the City's specifications.
- **widen specified streets** to improve access for emergency vehicles and make evacuation of local residents possible in the event of a fire.
- work with EBMUD to **improve water pressure and capacity** in the Fire Hazard Area.

4. Firefighting Improvements:

- place a **General Obligation Bond** on the ballot to finance substantially enhanced firefighting and communications equipment to improve the City's emergency response capacity. Such action is necessary to ensure better preparation for future fire and seismic events in Oakland.
- create a **Fire Suppression District** within the Fire Hazard Area which would provide funding for personnel to cut back and eliminate hazardous vegetation and trees, and to inspect for illegal construction. The homeowner's assessment for this district has not yet been analyzed but is estimated at approximately \$50 per household annually.

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4. The [redacted] has been identified as a [redacted] and is currently operating in the [redacted] area. The [redacted] has been identified as a [redacted] and is currently operating in the [redacted] area.

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5. Other Fire Safety Measures:

The following improvements to the fire protection system are more costly to the individual homeowner and therefore, deserve a more detailed review of the costs, benefits and constraints:

a. **water infrastructure improvements by EBMUD** to ensure greater water pressure and availability in the event of a fire or earthquake disaster. EBMUD is currently assessing water main infrastructure and delivery systems with City staff.

b. **mandatory residential sprinklers** for both the interior and exterior of a house, to suppress home fires from igniting a wildland fire. Costs relating to meter service installation, new house lines, number of sprinkler heads, hydropneumatic systems (where applicable) and other potential costs are all under review. Staff is working with EBMUD, the Oakland Development Council, Chamber of Commerce, and other California cities in conducting its research. EBMUD will also assist in analyzing the water distribution and storage capacity necessary to maintain fire hydrant pressure with the simultaneous activation of sprinkler systems during a major fire.

c. **street widenings:** During the October 20th fire, narrow, substandard streets in the hill area hampered efficient access by fire vehicles and swift evacuation by local residents. In response to these concerns, staff from the Traffic Engineering Division and the Fire Department conducted a preliminary analysis of streets in the fire area to determine the extent of the problem and provide recommendations on those streets which need to be widened to improve public safety.

Based upon this preliminary analysis, it is clear that the problem of narrow streets is pervasive throughout the area. In many cases, the widening of a street may preclude homeowners from rebuilding since a front setback would render their lot economically unbuildable or require a significantly more expensive design solution. The City must balance the public safety needs with the cumulative costs to homeowners. In addition, there are very limited public funds currently available to support such large-scale street improvements and any immediate construction projects would delay reconstruction activities in these neighborhoods.

Short of widening all the narrow streets in this area, restricting parking may be one way of providing improved street widths. This would require property owners to provide more offstreet parking space.

Provisions for future widening could be incorporated fairly inexpensively in the design of most downslope properties through special design elements for driveway supports. Such setbacks on upslope home sites will be more difficult and expensive.

RECOMMENDATION:

Staff is conducting a more detailed analysis of the streets in the fire area to target a limited number of critical areas where front setbacks should be mandated to provide for future street widening projects. Preliminary site surveys and engineering, geological and economic studies, will have to be prepared to determine the most cost-effective solution for any widening project. This process should not preclude any current rebuilding plans; in the interim, staff recommends that the following standards/policies be implemented:

- For homes located on streets that are at least 26 feet wide that require total reconstruction and are rebuilt substantially the same as before the fire, no additional parking will be required over that which existed prior to the fire.
- In the S-11 Site Development/Design Review Combining Zone, homes that are rebuilt with an increase of 500 square feet or more, or with additional bedrooms, will be required to provide the zoning requirements for parking (one space per bedroom).
- Homeowners who are rebuilding should be advised that parking may be prohibited on one side of those streets that are less than 26 feet wide and both sides of those streets which are less than 20 feet wide.
- If the homeowner's street is 26 feet wide or less, consideration for potential street widening should be taken during design and review of existing garage and off-street parking locations and elevations. Where existing driveways

cannot be reused, compliance with current driveway standards must be incorporated.

- When the rebuilding of a home includes an expansion of size greater than 500 square feet of living space, street widening along the property frontage will be required if the existing pavement width is less than 20 feet.
- For those homes located on Charing Cross where pavement is less than 20 feet wide, the design shall incorporate the flexibility to accommodate future roadway widening. Driveway access structures and retaining walls shall be placed to avoid future removal and relocation. Other streets may be required to meet this standard pending additional staff analysis.

D. INFRASTRUCTURE IMPROVEMENTS

The rebuilding of the affected neighborhoods in the fire area presents some new opportunities to make aesthetic and safety improvements relative to infrastructure. However, any new City policies regarding infrastructure improvements must be reasonable and cost-effective for homeowners and should not interfere with the rebuilding plans. The following building standards provide recommendations for such improvements which in most cases will not represent a major financial burden for homeowners.

1. Undergrounding of Service Laterals:

Homeowners are responsible for replacing the electrical service laterals from their dwelling to the property line. For those property owners who must rebuild entirely, the additional costs of undergrounding these service laterals could vary depending upon circumstances but should fall within the range of \$500 to \$2,000. Staff is still researching this issue and will provide for exceptions where clear hardships are created. Staff will work with homeowner associations to facilitate block by block undergrounding of service laterals. Undergrounding service laterals now may significantly reduce the cost of any complete undergrounding of utilities in the future.

RECOMMENDATION:

Due to the aesthetic and safety improvements that will result from undergrounding, staff recommends that property owners in the fire area be required to underground any new or upgraded electrical service laterals from their dwelling to the property line. A hardship exception to this requirement shall be made for existing overhead lines and any new construction projects that will be adversely impacted (i.e. installation costs are prohibitive because of site location).

2. Public Utilities:

Many homeowners in the fire area see the rebuilding process as an opportunity to underground all public utilities. This opportunity, however, must be balanced against the projected costs as well as the impact of the delays which undergrounding may impose on the overall rebuilding process.

Staff is currently analyzing more complete information regarding the costs of undergrounding all public utilities and the potential disruption to reconstruction that such a project would create. In the interim, staff will continue to meet and negotiate with Pacific Gas and Electric (PG&E) in an effort to identify any undergrounding that could be accomplished prior to the rebuilding effort.

E. EXPEDITED PERMITTING PROCESS

In planning for the rebuilding of the Oakland Hills, the City must be sensitive to the urgency of the homeowners' needs to rebuild their homes, recreate their sense of a neighborhood, and enhance public safety in the area. Consequently, in developing policy recommendations for the rebuilding of the fire-damaged area, the City must balance the needs to streamline the permitting process, to establish community and architectural design review standards, and to incorporate cost-effective fire protection policies into individual homeowner's rebuilding plans. With these goals in mind, staff has developed the following planning standards, zoning criteria, and permit processes to ensure the maximum flexibility in rebuilding for individual homeowners while also seeking to preserve the special character of the Oakland Hills neighborhoods.

In general, staff is recommending an administrative review process for homeowners that want to rebuild their prior homes, subject to current building codes and changes required by mandated fire protection policies. To avoid placing an undue burden upon those who suffered as a result of the fire, if a structure was considered legal, nonconforming prior to the fire, staff recommends that this use be grandfathered. For those rebuilding a larger structure, an expedited public review process will be instituted (except for properties located in the S-10 Scenic Route Combining Zone or S-11 Zone which will be held to the regular design review process for those special zones). However, if use permits or a major variance is required for construction of a larger house, a more extensive review process including public notice and appeal will apply.

1. Planning Standards:

Planning standards will vary depending upon the zone in which the property is located and whether homeowners plan to rebuild a similar size structure or construct a larger house. Most of the fire area is zoned for single-family residential with some notable exceptions such as the Parkwoods Apartments and Hiller Highlands neighborhoods. In addition, approximately 20% of the affected area is contained within the S-10 Scenic Route Combining Zone or the S-11 Site Development/Design Review Combining Zone which mandate special requirements (Maps outlining these zones will be available at the Community Restoration Development Center).

In devising an expedited process for planning permits, an effort has been made to allow homeowners to rebuild the same size house that existed prior to the fire even if their house did not meet these specific zoning requirements. In the case of the S-11 zone, however, rebuilt and new facilities will be subject to the Vegetation Management Prescriptions of the North Oakland Hill Area Specific Plan (NOHASP) in an effort to promote additional fire and view corridor protection in this wild land area.

An outline of the expedited Planning requirements for rebuilding in the fire area is attached (see Attachment B). For all rebuilding scenarios that do not require a use permit or a variance, an effort has been made to avoid the usual notice, appeal, and design review requirements of the Planning Code. The special requirements for "Rebuilding the Same Facility" and for "Building a Larger Facility" are also summarized below.

a. Rebuilding the Same Facility

Homeowners seeking to rebuild the same facility they occupied prior to the fire should not be prevented from rebuilding their homes by overstringent or non-economic building or zoning requirements. Therefore, staff recommends that any new building requirements be cost-effective and that the permitting process be streamlined to allow them to rebuild quickly.

The following policy guidelines are recommended for those homeowners rebuilding approximately the same size house (i.e. up to 10% larger):

- If the permits for the house were reviewed and approved since October 20, 1989, there will be an expedited permit process (48 hour processing) subject to any new fire safety measures imposed by the City.
- Plans will be reviewed for aesthetic purposes ("materials review sign-off") and no zoning application will be required. For the purposes of these special guidelines, a "materials sign-off" is a review of the use of any required building materials prescribed for fire safety to evaluate the aesthetic effects of the use of these materials on the facility and on adjacent properties. This sign-off will also determine whether the selected materials are appropriate or whether another approved material, color, or texture should be used.
- Structures which were legal, nonconforming uses according to the Zoning Code may be rebuilt in their former locations provided that such siting does not conflict with any new fire safety policies approved by the City Council. These facilities will be subject to the fast design review checklist with a decision from the Director within 10 days. There is no notice and no appeal. In addition, properties located in the S-11 Zone will be subject to the Vegetation Management Prescriptions as outlined in the North Oakland Hill Area Specific Plan.
- Properties that had legal secondary units or legal nonconforming secondary units will be allowed to rebuild the same house with a secondary unit provided the property owner has the necessary documentation to establish the units as legal or legal nonconforming. Consideration of requests to rebuild illegal secondary units will require

the homeowner to follow the City's normal permit review and approval process.

- Special expedited processes are outlined for those properties that seek to rebuild but require a major or minor use permit (see Attachment B).

For those homeowners seeking to reconstruct a facility as it existed prior to the fire, the following sources may provide information that will help document the floor area, height, or footprint of the original building:

- approved building permits;
- construction drawings with City approval stamps;
- surveys prepared by a licensed land surveyor or civil engineer showing the location of former structures;
- Alameda County Assessor records;
- certified appraisal of the property prior to the fire
- City Planning Department records;
- Housing Conservation Division records;
- photographs; or
- and other verifiable source of information.

b. Building a Larger Facility

For the purposes of rebuilding in the fire area, a facility will be considered "different" from the original structure if there is a 10% or greater increase in the height, floor area, or footprint of the original facility. If the available information regarding the original structure is inadequate, a finding that there is a less than 10% increase in two of the three criteria will be sufficient for making a finding that the new plans are not different.

Staff recommends the following permitting guidelines for those homeowners seeking to build a larger house (10% or greater increase in size) than existed prior to the fire:

- For homeowners seeking to construct a larger facility, the permit process will also be expedited by utilizing the fast design review checklist approach. A final decision on these permits will require additional processing time (decision by Director within 10 days) but no notice or appeal will be required in an effort to expedite the process.

- For properties located within the S-10 or the S-11 zones, however, the special review requirements for those zones will be retained.
- In all cases where a use permit or a variance is required, there will be additional notice requirements, comment periods, and appeal opportunities.

2. Design Review Process:

In community meetings with those affected by the fire, many residents have indicated that a major factor in their decision to purchase their house was the special character of the neighborhood. In developing Planning guidelines regarding design review, staff has tried to balance the immediate rebuilding needs of the individual homeowners with the community's expressed desire to preserve this sense of neighborhood. Staff's guidelines have incorporated flexibility to allow residents to express architectural individuality but recognize that some design review process will be necessary.

Staff recommends policy changes to the recently-enacted Design Review Ordinance for those single-family properties located within the fire area. An expedited administrative process for design review has been developed in order for permit approvals to be timely; the new design review process will implement a "checklist" approach for most rebuilding scenarios (see Attachments C and D). For those rebuilding what existed prior to the fire, only a "materials sign-off" will be required. For those constructing a larger facility, a checklist will be developed that will review site design and architectural design as well as the use of materials.

The proposed design review checklist will evolve, taking into account input from community decision-making processes such as the Community Emergency Assistance Design Team (CEDAT) workshops planned for December 6-8, 1991 as well as from meetings with homeowners associations. The CEDAT process, sponsored by the East Bay American Institute of Architects (EBAIA), is an effort to identify and document prior key physical characteristics of select neighborhoods within the fire area in an effort to reestablish those characteristics which reflect community priorities. Following the workshops, a booklet of recommendations will be published for use by residents and their architects, community groups, and the Cities of Oakland and Berkeley (see Attachment E).

F. CONCLUSION:

Based upon the policy recommendations outlined in this report, staff will provide the City Council with the requisite legislation within two weeks for a vote at the December 10th meeting.

In the interim, staff plans to begin processing permit applications at the Community Restoration Development Center, 5354 Claremont Avenue, on Monday, November 25, 1991. Plans approved within the last two years (since 10/20/89) will be granted a permit within 48 hours; however, these plans will need to include Class A roofing materials and a plan to underground service laterals in order to receive the expedited approval.

All of the recommendations contained in this report with respect to approval of building permits within the fire-damaged area will be implemented under emergency order by the City Manager beginning on Wednesday, November 27th following acceptance of this report by the City Council. Building permit applicants will be advised that the City Council will hear this legislation for adoption on December 10th, at which time changes in policy may occur. Any changes in policy as adopted by the City Council will be applied to any building permit applicant that has not yet been issued final permit approval.

Respectfully Submitted,


HENRY L. GARDNER
City Manager

Attachments

INDEX OF ATTACHMENTS

- Attachment A Special Code Requirements
- Attachment B City Planning Department Processing Requirements to
Rebuild in Firestorm Area
- Attachment C Expedited Design Review Checklist--New Construction
- Attachment D Expedited Design Review Checklist--Additions and
Alterations
- Attachment E Information on CEDAT Workshops

III. SPECIAL CODE REQUIREMENTS

As a result of the October 20, 1991 fire, several changes have been proposed to the Oakland Building and Fire Codes. The purpose of these changes is to increase the fire resistance of structures in a fire-prone area. These emergency procedures if adopted, will apply to repair work and reconstruction in the affected Oakland Hills neighborhoods.

The new code requirements, with follow-up analysis and financial impacts are outlined below. These items will be reviewed by the Fire Department as part of the plan review process in the affected area.

A. ROOF COVERING

REQUIREMENTS: To reduce the fire hazard risk posed by roof coverings that are potentially combustible, the following provisions shall apply to all roofing being installed in the designated Oakland Hills Fire Area (OHFA):

1. All existing roofs with greater than 25% fire damage and newly constructed roofs shall require a minimum Class A rated roofing. Acceptable Class A rated roofing includes one of the following Class A materials:
 - any approved Class A roofing assembly except wood
 - asbestos-cement shingles or sheets
 - exposed concrete slab
 - sheet ferrous or copper roof covering
 - slate shingles
 - clay or concrete roof tile
2. Existing roofs with greater than 25% fire damage and made of an acceptable Class A roofing material may be repaired in-kind.
3. Existing roofs with greater than 25% fire damage and rated less than Class A (or made of any wood material) shall be removed prior to the application of a new roof.
4. Wood shingle roofs with less than 25% damage shall be repaired with fire retardant wood shingles. Other roofs with less than 25% damage may be repaired in kind, provided the work does not adversely affect the existing structural members, or create or perpetuate an unsafe or substandard condition. Mitigating measures may be approved by the Building Official and the Fire Marshal.
5. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the inspection authority who has jurisdiction.

A. ROOF COVERING (con't)

6. Where existing roof coverings are required to be removed, exceptions to this requirement will be made if the owner can substantiate that the roof framing system can structurally support the combined weight of the existing and new Class A roof covering.
7. Any repair or replacement of "flat" roof coverings shall not be applied without the roof first being inspected and approved in writing by the Building Official. The pre-roofing inspection shall be particularly directed toward evidence of water accumulation. Where extensive ponding of water is apparent, an analysis of the roof structure for compliance with UBC Section 3207 shall be made, and corrective measures such as relocation of the roof drains or scuppers, re-sloping of the roof or other structural changes shall be taken. An inspection report prepared by a Special Inspector (as defined by UBC Section 306-14) may be accepted in lieu of the pre-inspection by the Building Official.

Analysis: The current code requirement for roofing in the Oakland Hills Fire Area is "Class C". The majority of roof coverings of homes in this area are made of shake and shingle materials, which are susceptible to fire, even with the required 30 feet minimum clearance from brush-type vegetation. Fire officials agree that a non-combustible roof is a home's best protection. In the presence of other factors contributing to fire danger (e.g., hot, dry weather, topography, and building proximity), combustible roof coverings are the easiest factor to control by implementing more restrictive roofing regulations.

Financial Impact: Class A roofs provide built-in fire protection that is cost effective when considered over the roof's life cycle lasting three to four times as other classes. The chart on the following page provides a cost comparison.

Roofing choices: How quick to burn? Cost, life expectancy

CLASS A RATING

	How long do they last?	Cost to roof new 1,900-sq.-ft. house (per square)	Cost to reroof existing 1,900-sq.-ft. house (per square)	What do they look like?	Advantages? Drawbacks?
BUILT-UP ROOF	10 to 15 years; warranties sketchy	\$3,520 to \$4,800 (\$110 to \$150)	\$4,480 to \$7,040 (\$140 to \$220)	Standard tar and gravel for flat and low-slope roofs.	Built-up roofs installed to class A specs take nine layers of fiberglass-base roofing felt.
CLAY TILES	Lifetime; no warranty	\$6,400 to \$8,800 (\$200 to \$275)	\$8,640 to \$11,200 (\$270 to \$350)	Classic red Spanish roof. Also available in glazed, fired, or painted colors.	Durable but fragile. Heavy tiles require strong framing, solid sheathing. Can reroof on standard framing with additional bracing.
CONCRETE TILES	Lifetime; warranties vary	\$5,440 to \$7,040 (\$170 to \$220)	\$7,040 to \$8,800 (\$220 to \$275)	Many forms, from heavy shakes to Spanish tile, in many colors, textures.	Over time a good value. Fragile. Heavy tiles require strong framing, solid sheathing.
FIBERGLASS SHINGLES	20 to 30 years, warranty same	\$2,880 to \$4,160 (\$90 to \$130)	\$4,000 to \$5,120 (\$125 to \$160)	Mineral-faced shingles; thicker ones look more textured, cost more.	Easy to apply and most economical of A-rated roofs; cost depends partly on weight.
METAL TILES	Lifetime; warranties vary	\$6,400 to \$7,680 (\$200 to \$240)	\$7,200 to \$8,640 (\$225 to \$270)	Variety of shapes; some look like shakes from a distance, others are shaped like standard clay tiles, with bonded stone surface. Rating depends on type and configuration, installation technique, underlayment. Class A requires ½-inch gypsum board and felt.	
PERLITE SHAKES	Lifetime; 30-year warranty	\$7,040 to \$8,000 (\$220 to \$250)	\$8,000 to \$9,280 (\$250 to \$290)	Manufacturers say look just like cedar shakes; they're pretty close. Several shades of beige/brown available.	First cost high, but last a lifetime. Look okay in traditionally wood-roofed neighborhoods. Install on standard framing and sheathing.

CLASS B

BUILT-UP ROOF	See above for costs. B-rated roofs take seven layers of felt. Underlayments and surface coatings vary and affect rating. Mineral capsheets can replace the typical 400 pounds per square of gravel or slag.				
PRESSURE-TREATED CEDAR SHAKES	12 to 20 years, shingles or shakes	\$6,400 to \$8,000 (\$200 to \$250)	\$7,360 to \$9,280 (\$230 to \$290)	See comment above.	Underlayment often metal foil with felt liner between courses. Life cycle costs high.
METAL TILES	See above for costs; class B is somewhat lower. B rating is for application directly over sheathing in new construction, or with metal foil underlayment or 72-pound capsheet when reroofing.				

CLASS C

ASPHALT SHINGLES	15 to 25 years, depending on grade	\$2,880 to \$4,000 (\$90 to \$125)	\$3,520 to \$4,800 (\$110 to \$155)	Salt-and-pepper mineral surface in very wide range of colors.	Inexpensive and easy to apply. For special decorative effects, vary shingle shape or overlap.
BUILT-UP ROOF	See above for costs. Three layers needed for C rating. Weight of felt needed depends on underlayment; light felt will do if subsurface material (such as fire-resistant insulation board) insulates flammable structure from roofing material.				
PRESSURE-TREATED CEDAR SHAKES	See above	\$5,760 to \$6,720 (\$180 to \$210)	\$6,400 to \$8,000 (\$200 to \$250)	Standard installation of pressure-treated shingles or shakes, with no special underlayment, secures C rating.	

UNRATED

BUILT-UP ROOF	Asphalt or paper-based felts in a thin layer placed directly over wood with an insufficient top coating can be highly flammable. Such a roof also has a low life expectancy.				
CEDAR SHAKES	12 to 20 years per thickness	About \$4,320 (\$135)	About \$5,120 (\$160)	Strictly an esthetic choice since untreated shakes are highly flammable.	

Note: As of 1987, 200 communities in California now ban or sharply restrict the use of wood roofs. Many require new roofs to have a Class C or better rating; some insist on Class B or better, with no wood at all allowed in hillside areas.

B. SIDING AND PROJECTIONS

REQUIREMENTS: To reduce the risk of ignition due to radiant heat, the following provisions shall apply to all siding materials installed in the Oakland Hills Fire Area.

- 1. For new or reconstructed buildings (or any portion of them), the exterior surface (other than 7/8" three-coat stucco) must have a tightly sealed underlayment of 1/2" Type "X" gypsum wallboard (3/4 hour rating) or approved alternate. Wood shake or shingle wall coverings are not permitted.

Projections more than ten inches (10") from the exterior wall, (e.g., decks, balconies, roof overhangs, carports, and attached patio covers), require one hour fire resistant or heavy timber construction or an approved exterior fire sprinkler system.
- 2. If less than 50% of the wall or projection requires repair or replacement and the entire wall and projection are protected by fire sprinklers, the existing walls and projections such as decks or eaves may be replaced in-kind. If 50% or more of the wall or projection requires repair or replacement, the entire wall and all projections shall conform to code and to this ordinance. If the wall covering is wood shingle, it must be replaced with fire-treated wood shingle or shake.

Analysis: The current North Oakland Hill Area Specific Plan (NOHASP) requirements for siding and projections dictates that 1) projections from walls of Type III, IV, or V construction may be noncombustible or combustible materials, and 2) combustible exterior balconies, unenclosed roofs and floors, eaves and similar architectural appendages on structures subject to the provisions of the NOHASP and located within thirty (30) feet of another building or group of buildings (interpreted as 15' from the property line) shall be one-hour fire-resistant construction or heavy timber construction conforming to OBC, Section 2106 or protected with an automatic fire extinguishing system. Other requirements relate to wall and opening protection of occupancy based on location of property as described in Table 5A of the Oakland Building Code and the Oakland Fire Code.

Projections more than ten inches (10") from exterior wall (e.g. decks, balconies, roof overhangs, carports, and attached patio covers) form an area for heat entrapment. The build up of heat will reach such temperature levels as to ignite a fire and extend to the attic or dwelling. Burning gases radiate enormous heat on trees and homes, and are capable of heating a house and its contents to the ignition point, causing combustibles to ignite or explode. A key factor to inhibiting the growth of a fire is the ability to reduce or eliminate radiant heat.

The primary purpose of fire-resistant siding and protection for overhangs is to slow or stop an exterior fire from spreading to the interior of a structure. Materials such as masonry or stucco provide both a non-combustible surface and a thermal mass that slow heat transfer to the house.

Financial Impact: Variable.

C. **PARKING AND STREET WIDENING**

REQUIREMENTS: Parking and street widening shall conform to the following standards:

1. Homeowners that are rebuilding should be advised that parking may be prohibited on one side of those streets that are less than 26 feet wide and on both sides of those streets that area less than 20 feet wide.
2. If the paved surface of a homeowners street is 26' wide or less, the design and review of garage and off-street parking locations and elevations should allow for potential street widening (see diagrams in Appendices). Where existing driveways cannot be reused, compliance with current driveway standards must be incorporated.
3. When the rebuilding of a home includes an expansion of size greater than 500 square feet of living space, street widening along the property frontage will be required if the existing pavement width is less than 20 feet.
4. For those homes located on Charing Cross where roadway pavement is less than 20 feet wide, the design shall incorporate the flexibility to accommodate future roadway widening. Driveway access structures and retaining walls shall be placed to avoid future removal and relocation.

Analysis: Homeowners will be requested to make their designs flexible to accommodate future street widening to facilitate access of emergency vehicles. The code requirements for fire apparatus access and off-street parking are as follows:

- Every building shall have an unobstructed all-weather surface road a minimum of 20' wide when any portion of an exterior wall of the first floor is located more than 150' from the nearest fire department vehicle access.
- The width of the fire apparatus access road shall not be obstructed in any manner, including parked vehicles. Minimum widths and clearances must be maintained at all times.
- All dead-end fire apparatus access roads longer than 150' shall be provided with approved provisions for the fire apparatus to turn around.
- In accordance with the Zoning Ordinance, Section 7511, the number of required off-street parking spaces varies from one to three or more, depending upon the type of residential facility (one-family, two or multi-family, or one-family with Secondary Unit).

Financial Impact: Variable

D. **ELECTRICAL**

REQUIREMENTS: Underground electrical service laterals shall be required as follows:

1. All new construction of structures and service upgrades to existing structures, which require power from the serving utility (P.G. & E.), in the fire damage area.
2. An exception to this requirement shall be made by Development Services for existing overhead electrical services and those new construction projects which will be adversely impacted, i.e. prohibitive installation costs because of the site location and conditions of the serving utility.

Analysis: The requirement that undergrounding service laterals be installed now for all new construction of structures and service upgrades to existing structures in the fire damage area provides several advantages.

- The cost to the consumer is decreased by converting from overhead to underground, when area is made an underground district per C.P.U.C. Rule 20.
- Most consumers will find it aesthetically more pleasing.
- Underground service is subject to less physical damage than overhead service.
- The hazards caused from falling overhead wire is reduced.

However, Electrical Services indicates that further and more extensive contact with utilities will be needed to determine construction requirements and overall impact to consumer.

Financial Impact: The minimum cost to the consumer will be approximately \$2,000 for trenching, conduit and backfill from meter location to corner of property nearest serving utility connection point. While Electrical Services noted the potential for consumers to organize to reduce costs, the department states that "the cost is out weighed by the ease of converting from overhead to an underground district in the future, and the increased safety value added by undergrounding the electrical service laterals."

E. **REDEFINE HAZARDOUS FIRE MAP AREA**

Proposal: A complete analysis should be undertaken to redefine the OHFA within the Oakland Hills.

Analysis: The special code requirements, used in the immediate fire area, shall also apply to the redefined boundaries. This will enable the City to institute protective measures to mitigate potential conflagration in areas where similar hazardous fire conditions exist.

Financial Impact: None.

ATTACHMENT A-b

EXISTING CODE REQUIREMENTS

The items listed below are already part of Oakland's Fire Code, but the relevant provisions will be highlighted in materials distributed to the public.

A. FIRE HYDRANTS (Location and Fire Flow)

REQUIREMENTS: For R-3 occupancies, a fire hydrant with an adequate water flow shall be located within 500 feet of all portions of buildings. The distance will be measured as the fire hose is laid. An adequate fire hydrant will provide a water flow of at least 1,000 gallons per minute at 20 psi for R-3 occupancies.

Analysis: A complete analysis of the financial impact upon homeowners to strictly enforce this code should be undertaken.

Financial Impact: Unknown.

B. SMOKE DETECTORS

REQUIREMENTS: City and state laws require that smoke detectors be placed in all buildings (including multiple-unit dwellings) that contain sleeping areas and/or are being remodeled or sold.

Requirements for installing smoke detectors are set forth below.

1. **General** - When the valuation of an addition, alteration, or repair to a Group R occupancy exceeds \$1,000 and a permit is necessary, or when one or more sleeping rooms are created or added.
2. **Power Source** - In buildings with less than 50% fire damage, units may be battery-operated, or receive primary power from the building wiring when this wiring is served from a commercial source. In buildings with more than 50% damage, wiring to the smoke detector shall be permanent and without a disabling switch other than those required for over-current protection.
3. **Location** - The units shall be mounted on the ceiling or wall at a point centrally located in the corridor, or in an area giving access to each separate level. The units shall be at the center of the ceiling directly above any stairway, and in the basement of any dwelling having a stairway that opens from the basement into the dwelling. In dwellings with more than one floor, a smoke detector shall be installed on each floor.
4. **Loudness** - The alarm must be audible in all sleeping areas of the dwelling.

C. PROPERTY LINE PROTECTION

REQUIREMENTS: A one-hour fire-resistant exterior wall is required for all R-3 occupancies with less than or equal to three feet (3') distance to the property line.

ATTACHMENT A-7

D. SPARK ARRESTERS

REQUIREMENTS: All chimneys used in conjunction with fireplaces, barbecues, incinerators, or heating appliances in which solid or liquid fuel is used, when located upon buildings within 200 feet of hazardous fire areas shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed 1/2".

Analysis: This requirement is intended to reduce the likelihood of hot embers and flying brands from a fireplace or heater escaping the chimney and igniting trees, bushes, or wooden shake roofing.

PROCESSING REQUIREMENTS TO REBUILD IN FIRE STORM AREA

OAKLAND CITY PLANNING DEPARTMENT
DEVELOPMENT CONTROLS DIVISION
November 18, 1991
Page 1

A. Rebuilding the same facility

1. In S-10 Zone

Originally built with building permit and S-10 approval, proposal meets fire code requirements

Process: Verification and review of construction plans and selected materials** for aesthetic purposes; no application required*

2. In S-10 Zone

Originally built with building permit but no S-10 approval (legal nonconforming use), proposal meets fire code requirements

Process: Verification and fast design review checklist only; decision by Director within 10 working days, no notice, no appeal*

3. In S-11 Zone

Originally built with building permit and S-11 approval, proposal meets fire code requirements

Process: See #1 above

4. In S-11 Zone

Originally built with building permit but no S-11 approval (legal nonconforming use), proposal meets fire code requirements

Process: Verification, fast design review checklist, and evaluation of proposed landscaping*** (clearing, planting, maintenance); decision by Director within 10 working days, no notice, no appeal*

5. In S-10/S-11 Zone

Originally built with building permit and S-10/S-11 approval, proposal meets fire code requirements

Process: See #1 above

6. In S-10/S-11 Zone

Originally built with building permit, no S-10/S-11 approval (legal nonconforming use), proposal meets fire code requirements

Process: See #4 above

7. In any other zone

Originally built with building permit and meets all current zoning requirements

Process: See #1 above

8. In any other zone

Originally built with building permit but does not meet current zoning requirements (legal nonconforming use), proposal meets fire code requirements

Process: See #2 above

9. Rebuild minor illegal use in S-10 or S-11 zone****

Proposal meets fire code requirements

Process: Regular S-10 design requirements or regular S-11 site development/architecture review requirements; if minor variance or major or minor use permit also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal

10. Rebuild minor illegal use in any other zone****

Proposal meets fire code requirements

Process: Fast design review checklist; (i) If minor variance also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal; (ii) If major or minor use permit also required, then fast design review checklist not applicable, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal

11. Rebuild major illegal use in any zone****

Proposal meets fire code requirements

Process: Proposal would be subject to regular zoning processing requirements and time frames; if in any zone other than S-10 or S-11, proposal would also be subject to fast design review checklist

PROCESSING REQUIREMENTS TO REBUILD IN FIRE STORM AREA

OAKLAND CITY PLANNING DEPARTMENT
DEVELOPMENT CONTROLS DIVISION

November 12, 1991

Page 2

B. Building a different facility*****

1. In S-10 Zone

Proposed replacement facility is at least 10 percent larger than facility destroyed by fire

Process: Regular S-10 design requirements; (i) If minor variance or minor use permit also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal; (ii) If major use permit also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, appeal to City Planning Commission within 5 days of decision; (iii) If major variance also required, concurrent review, public hearing and decision by City Planning Commission within 60 days, posting of notice, notice mailed to all property owners within 300 feet, 10 day comment period, appeal to City Council within 10 days of decision

2. In S-11 Zone

Proposed replacement facility is at least 10 percent larger than facility destroyed by fire

Process: Regular S-11 site development/architecture review; (i) If minor variance or minor use permit also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal; (ii) If major use permit also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, appeal to City Planning Commission within 5 days of decision; (iii) If major variance also required, concurrent review, public hearing and decision by City Planning Commission within 60 days, posting of notice, notice mailed to all property owners within 300 feet, 10 day comment period, appeal to City Council within 10 days of decision

3. In S-10/S-11 Zone

Proposed replacement facility is at least 10 percent larger than facility destroyed by fire

Process: Concurrent processing, see #1 and #2 above

4. In any other zone

Proposed replacement facility is at least 10 percent larger than facility destroyed by fire

Process: Fast design review checklist; (i) decision by Director within 10 working days, no posting, no notice, no appeal; (ii) If minor variance also required, concurrent review, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal; (iii) If minor use permit also required, then fast design review checklist not applicable, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, no appeal; (iv) If major use permit also required, fast design review checklist not applicable, decision by Director within 20 working days, no posting of notice, notice mailed to all property owners within 75 feet, 5 day comment period, appeal to City Planning Commission within 5 days of decision; (v) If major variance also required, concurrent review, public hearing and decision by City Planning Commission within 60 days, posting of notice, notice mailed to all property owners within 300 feet, 10 day comment period, appeal to City Council within 10 days of decision

ATTACHMENT

B-2

PROCESSING REQUIREMENTS TO REBUILD IN FIRE STORM AREA

OAKLAND CITY PLANNING DEPARTMENT
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FOOTNOTES

- The same facility is one that involves less than a 10 percent increase in footprint, floor space, or height. However, the increase in height cannot result in a height that exceeds the maximum height permitted in the zone the facility is located. Verification that the proposed facility is the same as the previous (destroyed or damaged) facility is based on the following considerations:
 - approved building permits;
 - construction drawings with City-approved stamps;
 - survey prepared by a licensed civil engineer or land surveyor showing the location of the former structure;
 - photographs;
 - information obtained from the County Assessor;
 - certified appraisal of property;
 - Sanborn maps;
 - information compiled by the City's Housing Conservation Division; and
 - City Planning Department records.
- Review of the use of required fire safety materials and the aesthetic effects of the use of such materials on the facility and on adjacent properties; and determination of whether the selected materials are appropriate or whether another approved material or another color or texture should be used.
- Planting and management of vegetative materials as defined in the North Oakland Hills Specific Plan.
- An "illegal use" is an activity or facility that is not legal or legal nonconforming as defined in the Oakland Planning Code. A "minor illegal use" is one that can be legalized either by a minor variance, minor use permit, or major use permit. A "major illegal use" is one that can be legalized by a major variance.
- A facility is different from that which existed prior to the fire if the new facility is at least 10 percent larger in footprint, floor area, or height than the former structure. If such a determination cannot be made on all three measurements due to the lack of adequate documentation (approved building permits, construction drawings with City-approved stamps, survey prepared by a licensed civil engineer or land surveyor showing the location of the former structure, photographs, information obtained from the County Assessor, certified appraisal of property, Sanborn maps, information compiled by the City's Housing Conservation Division, and City Planning Department records), a determination that two of the three measurements have increased less than 10 percent will be sufficient for making a finding that the facility to be built is not different from that which existed prior to the fire. If such a finding is made, then the requirements under "rebuilding the same facility" apply.

ATTACHMENT

CITY OF OAKLAND
EXPEDITED RESIDENTIAL DESIGN REVIEW - ADDITIONS AND ALTERATIONS
CHECKLIST SCORING WORKSHEET

1. Site Design

- 1.1 The proposed alteration or addition is located and configured to:
- a) preserve existing views and natural site features. 10 _____
 - b) minimize blocking of sun and light to adjacent outdoor spaces and primary interior rooms 5 _____
- 1.2 If parking layout is altered:
- a) parking is effectively screened from the street. 10 _____
 - b) clear and direct pedestrian access is created or retained which is effectively separated and screened from driveways and open parking. 10 _____

2. Architectural Design

- 2.1 The proposed addition or alteration is well integrated with the existing building in terms of:
- a) design (e.g. type, proportions, materials, and trim) and composition of windows. 7 _____
 - b) siding materials and treatment. 7 _____
 - c) roof design (e.g. shape, form, and materials). 7 _____
 - d) scale and proportion. 7 _____
 - e) design, proportion, and composition of architectural elements. 7 _____
- 2.2 If the proposal alters entryways or circulation patterns, the principal entryway is clear and visible from the street. 10 _____
- 2.3 If exposed retaining walls or skirt walls are created or modified:
- a) they are well integrated with the building architecture and landscaping and architectural detailing have been employed to relieve the blankness of long or high walls and to preserve the natural setting as much as possible. 10 _____
 - b) retaining walls are less than 4 feet high and skirt walls are less than 10 feet high. 5 _____

ATTACHMENT C-1

- 2.4 On downhill lots, if the proposal alters the rear facade, mitigating measures are taken to break down the scale of the building and reduce its visual impact as seen from below. 5 _____
- 2.5 ~~2.4~~ If the proposal alters facades visible from public streets, ^{or from below,} the architectural design incorporates above average attention to detail on those facades. 5 _____

3. Bonus Points

- 3.1 Custom Architectural Design by a Licensed Architect 5 _____
- 3.2 Landscape Design by a Licensed Landscape Architect 5 _____

4. Total Scoring for the Proposal

Section 1. Site Design (35 possible points)		
Applicable Points	_____	
Scored Points	_____	_____
Section 2. Architectural Design (80 possible points)		
Applicable Points	_____	
Scored Points	_____	_____
Section 3. Bonus Points (10 possible points)		

Grand Total		
Total Applicable Points	_____	
Total Scored Points	_____	_____
Compliance Rate (Total Scored Points/Total Applicable Points)		_____

Note that if a project affects the subject of certain criterion, the associated points for that criterion are noted as applicable. Applicable points are then added together and the Total Applicable Points is noted. Points are scored for a particular criterion only if that criterion has been met by the proposal. Scored points are then added together and the Total Scored Points is noted. The compliance rate is calculated by dividing the Total Scored Points by the Total Applicable Points. To be approved for Expedited Residential Design Review - Additions and Alterations, a proposal must score a minimum of 75% of all applicable points.

CITY OF OAKLAND
EXPEDITED RESIDENTIAL DESIGN REVIEW - ADDITIONS AND ALTERATIONS
SUBMITTAL REQUIREMENTS

Plot Plan:

1 copy, fully dimensioned and labeled, showing building footprint, projections from above (shown as dashed lines), setbacks from property lines, trees, contours, north arrow, scale, and location and limits of parking spaces, driveways, accessory structures, required open space, landscape areas, walkways, decks, fences, retaining walls, sidewalk, and street. Also include the location of structures on adjacent properties. Clearly delineate existing elements, elements to be removed, and new elements.

Floor Plans:

1 set, fully dimensioned and labeled, of all floors, showing location and thicknesses of walls, doors and windows. Clearly delineate location of existing elements, elements to be removed, and new elements.

Elevations:

1 set, fully dimensioned and labeled, of all building sides, accessory structures and fence design, indicating heights, roof slope, finished floor elevations, and materials. Clearly delineate existing elements, elements to be removed, and new elements.

Assessor's Parcel Map:

1 copy showing subject property and indicating the Assessor's parcel map number.

Photographs:

Photographs of all sides of existing building as seen from street and from below.

Application Form:

Statement of Verification of Information and Compliance with Tree Removal Ordinance:

Completed and signed, verifying accuracy of submitted material and compliance with City of Oakland Tree Removal Ordinance.

Fees:

Check or Money Order made payable to the City of Oakland.

Written Authority:

If you are not the owner of the subject property, provide proof of authority (letter from owner or copy of contract).

Material Samples:

If requested by reviewer.

ATTACHMENT C-3

11/8/91

It is intended that this material would be adopted in an accompanying Resolution to the emergency ordinance

D-R-A-T-1

CITY OF OAKLAND
EXPEDITED RESIDENTIAL DESIGN REVIEW - NEW CONSTRUCTION
CHECKLIST SCORING WORKSHEET

1. SITE DESIGN

1.1 Driveway/Parking Design

- Driveways and unenclosed paved parking pads are 22 feet wide or less and are effectively screened from the street and main pedestrian entrance. (Clearly indicate landscaping on site plan.) 10 _____
- Driveways and unenclosed paved parking pads are effectively screened from the street and main pedestrian entrance but are more than 22 feet wide. 7 _____
- Driveways and unenclosed paved parking pads are 22 feet wide or less but are not effectively screened from the street and main pedestrian entrances. 5 _____
- Mitigating measures have been taken to reduce the impact of open parking on the street. 5 _____
- Driveway and parking design different from above. 0 _____

1.2 Front Yard Treatment

- 60% or more of the required front yard is devoted to landscaping. 10 _____
- More than 45% but less than 60% of the required front yard is devoted to landscaping. 7 _____
- More than 30% but less than 45% of the required front yard is devoted to landscaping. 4 _____
- Less than 30% of the required front yard is devoted to landscaping but mitigating measures have been taken to soften the edges between the house, parking areas, and the street. 4 _____
- Front yard treatment different from above. 0 _____

1.3a Retaining Walls on Uphill Lots

- Exposed retaining walls in the required front yard are not more than 4 feet high and
exposed retaining walls elsewhere are also not more than 4 feet high 10 _____

exposed retaining walls elsewhere are more than 4 feet high but less than 6 feet high.

5 _____

Retaining wall design different from above.

0 _____

1.3b Skirt Walls on Downhill Lots

Skirt walls are integrated into the overall design of the structure and

they are 10 feet high or less.

10 _____

they are greater than 10 feet but less than 15 feet high.

5 _____

they are 15 feet high or greater but mitigating measures have been taken to reduce the perceived bulk of the building as seen from below. ...

5 _____

Skirt wall design different from above.

0 _____

1.4 Landscaping

The landscape plan re-introduces native, fire resistant, drought tolerant vegetation including ground cover, trees, and shrubs over at least 75% of the area within 30 feet of the building not dedicated to walks, driveways, or parking.

10 _____

Landscape plan different from above.

0 _____

Total points scored for Site Design

2. ARCHITECTURAL DESIGN

2.1a Facade Articulation on Uphill Lots (Bays, projections, recesses, or other changes in wall plane at least 18 inches in plan and at least 6 feet wide and 8 feet high)

Three or more changes on the front elevation or other elevation visible from the street (but at least two changes on the front elevation).

10 _____

Two changes on the front elevation.

7 _____

One change on the front elevation.

4 _____

Facade articulation different from above but mitigating measures have been taken to relieve blankness of large wall planes and break down the scale of the structure as seen from the street.

4 _____

Facade articulation different from above.

0 _____

ATTACHMENT D-2

2.1b Facade Articulation on Downhill Lots (Bays, projections, recesses, or other changes in wall plane at least 18 inches in plan and at least 6 feet wide and 8 feet high)

Five or more changes on the front and rear elevations (but at least two on each). 10 _____

Three or more changes on the front and rear elevations (but at least one on the each). 7 _____

Two changes on the front and rear elevations (one on each). 4 _____

Facade articulation different from above but mitigating measures have been taken to relieve blankness of large wall planes and break down the scale of the structure as seen from the street and from below. 4 _____

Facade articulation different from above. 0 _____

2.2 Stepping of Building Mass with Natural Slope of Hill (stepped portion of building must be at least 8 feet high and at least 50% of the front elevation in width and recessed at least 3 feet from wall below)

One or more steps such that all wall planes are lower than 25 feet. 10 _____

One or more steps such that not all wall planes are lower than 25 feet. 7 _____

No stepping but all wall planes are lower than 30 feet or mitigating measures have been taken to successfully relate the structure to the topography. 4 _____

Stepping other than above. 0 _____

2.3a Roof Plane Variation on Uphill Lots (Planes of a roof, as seen in plan, exceeding 25 square feet in area with no dimension less than 3 feet)

Four or more changes in roof plane. 10 _____

Three changes in roof plane. 7 _____

Two changes in roof plane. 4 _____

Roof design different from above but mitigating measures have been taken to relieve blankness of large roof planes and reduce the scale of the structure. 4 _____

Roof design different from above. 0 _____

2.3b Roof Plane Variation on Downhill Lots (Planes of a roof, as seen in plan, exceeding 25 square feet in area with no dimension less than 3 feet)

Four or more changes in roof plane (with at least two changes visible from the rear). 10 _____

Three changes in roof plane (with at least two changes visible from the rear). 7 _____

Two changes in roof plane (with at least one change visible from the rear). 4 _____

Roof design different from above but mitigating measures have been taken to relieve blankness of large roof planes and reduce the scale of the structure as seen from the street and from below. 4 _____

Roof design different from above. 0 _____

2.4 Exterior Wall Materials

The proposal incorporates fire retardant materials over 75% of all wall area visible from public streets and from below in a way that respects the natural setting and topography and demonstrates an above average attempt to blend the building into the natural environment. 10 _____

Exterior wall materials and treatment different from above. 0 _____

2.5 Roof Materials

The proposal incorporates fire retardant materials over 75% of all roof area visible from public streets and from below in a way that respects the natural setting and topography and demonstrates an above average attempt to blend the building into the natural environment. 5 _____

Roof materials and treatment different from above. 0 _____

2.6 Principal Entryway

The principal entryway design incorporates a projection (porch or deck), recess, or combination of projection and recess of at least 12 square feet, or an entry court of at least 25 square feet, and

It is covered for an area of at least 8 square feet. 10 _____

It is covered for an area of less than 8 square feet. 6 _____

The principal entryway does not incorporate the above standards but is covered for an area of at least 8 square feet. 4 _____

Principal entryway design other than above. 0 _____

2.7 Architectural Detail

Project design incorporates trim (minimum 1" x 3" nominal size) at all windows and doors on all facades visible from public streets (and from below on downhill lots). 5 _____

Project design incorporates skillfully applied details such as fascia, soffit, or cornice trim (minimum 1" x 3" nominal size), special railing details, or patterns of architectural ornaments - all producing substantial shadow patterns. 5 _____

Architectural detail different from above. 0 _____

Total points scored for Architectural Design _____

3. BONUS POINTS

3.1 Letters of Endorsement from Neighbors

Application is accompanied by letters of endorsement from 75% of property owners within 300' of the project site. 10 _____

3.1 Custom Architectural Design by a Licensed Architect 10 _____

3.2 Landscape Design by a Licensed Landscape Architect 10 _____

3.3 Special Parking Design

Open parking areas incorporate carports, trellises, walls or other architectural and landscaping devices which are well integrated with the building architecture and natural topography and are designed and situated to preserve views and other natural site features. 5 _____

3.4 Entryway Design

The principal entryway porch is readily identifiable from the street and demonstrates above average design style or detailing which has more than ordinary visual appeal. 5 _____

ATTACHMENT D-5

3.5 Retaining Wall Design

Retaining walls are well integrated with the building architecture and landscaping and architectural detailing have been employed to relieve the blankness of long or high walls and to preserve the natural setting as much as possible.

5 _____

3.6 Walkway Design

Pedestrian approach from street to building entrance is clear and direct, is separated and screened from driveway, open parking, and garbage enclosures and other storage areas, and incorporates architectural and landscaping elements such as steps, handrails, gates, trellises, planters, benches, and lighting which are well related to the building architecture and respect the natural setting and topography.

5 _____

3.7 Rear Facade Elements on Downhill Lots

Rear facade incorporates landscaping and architectural elements such as decks and trellises which serve to break down the scale of the building, strengthen the connection between interior and exterior spaces, and reduce its visual impact as seen from below.

5 _____

3.8 Architectural Detailing

The architectural design incorporates above average attention to detail on all facades visible from public streets and from below.

5 _____

[OLD 3.9 DELETED]
Integration of 3 1/2" min landscap

3.9 Treatment of Flat Roofs

Flat roofs are colored with darker earth tones to minimize glare reflections to homes sited above them.

5 _____

3.10 Owner Occupancy

Project is a custom design commissioned by the property owner who intends to occupy the residence him or herself.

5 _____

Total bonus points

4. Total Scoring for the Proposal

Section 1. Site Design (40 possible points)	_____
Section 2. Architectural Design (60 possible points)	_____
Section 3. Bonus Points (maximum 30 points allowed)	_____
Grand Total	_____

Note that for each of the Site Design (Section 1) and Architectural Design (Section 2) criteria, only the points which correspond to the one statement that most accurately describes the proposal will be scored. Bonus points will be scored as appropriate to the proposal but only to a maximum of 30 points. To be approved for Expedited Residential Design Review - New Construction, a proposal must score a minimum of 75 points.

CITY OF OAKLAND
EXPEDITED RESIDENTIAL DESIGN REVIEW - NEW CONSTRUCTION
SUBMITTAL REQUIREMENTS

Plot Plan:

1 copy, fully dimensioned and labeled, showing building footprint, projections from above (shown as dashed lines), setbacks from property lines, trees, contours, north arrow, scale, and location and limits of parking spaces, driveways, accessory structures, required open space, landscape areas, walkways, decks, fences, retaining walls, sidewalk, and street. Also include the location of structures on adjacent properties.

Floor Plans:

1 set, fully dimensioned and labeled, of all floors, showing location and thicknesses of walls, doors and windows.

Elevations:

1 set, fully dimensioned and labeled, of all building sides, accessory structures and fence design, indicating heights, roof slope, finished floor elevations, and materials.

Assessor's Parcel Map:

1 copy showing the subject property and indicating the Assessor's parcel map number.

Application Form:

Statement of Verification of Information and Compliance with Tree Removal Ordinance:

Completed and signed, verifying accuracy of submitted material and compliance with City of Oakland Tree Removal Ordinance.

Fees:

Check or Money Order made payable to the City of Oakland.

Written Authority:

If you are not the owner of the subject property, provide proof of authority (letter from owner or copy of contract).

Landscape and Irrigation Plan:

If seeking points pertaining to landscaping, or if requested by reviewer, provide 1 copy showing existing and proposed vegetation, walkways, paths, building footprint, irrigation system, and hose bibs. Clearly indicate species, size, and quantities of all proposed landscaping.

Material Samples:

If requested by reviewer.

ATTACHMENT D-8

C.E.D.A.T.

(CALIFORNIA EMERGENCY DISASTER ASSISTANCE TEAM)

REBUILDING CONTEXT

The Oakland, Berkeley fire was a devastating experience for all those who lived within the area of the burn. Devastating not only because it destroyed homes, but it destroyed neighborhoods as well. It destroyed the physical manifestation of millions of decisions made by thousands of individuals over many years - all of which helped to establish and maintain a sense of ones community.

How do we rebuild not only the homes lost but rebuild in a way which is reflective of that community - in a way which somehow maintains a sense of continuity of context?

Current criteria used for design review of new homes by the City of Oakland is, to a large extent, based upon context. That is to say, one surveys adjacent homes for architectural features (heights, gable roofs, front porches, etc.) to determine the contextual suitability of the proposed home.

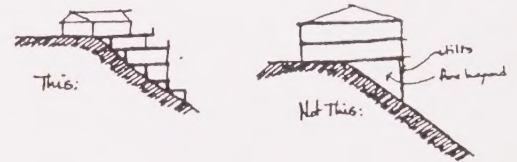
These criteria are unworkable within the area of the Oakland/Berkeley fire area since site specific architectural context has been largely destroyed.

"How do we rebuild in a way which maintains a sense of community context?"

The East Bay Chapter of the American Institute of Architects (EBAIA) will be undertaking intensive three day workshops to identify and document prior key physical characteristics of the communities involved in the fire to assist in the eventual reestablishment of those characteristics. These workshops, called CEDAT's (for California Emergency Disaster Assistance Team's), have been convened throughout California in the past in response to community emergencies.



Four to six teams will hold concurrent meetings with people from different areas within the fire zone. The division of the affected communities into "team areas" will be made in such a way so as to bring together areas with similar architectural and developmental patterns, rather than being based upon social or political boundaries. When the areas have been identified that information will be released through media, community organizations and flyers.



This effort will take place the weekend of December 6th-8th. Friday evening there will be a session for citizen input and on Saturday afternoon one for the community to confirm the teams' understanding of issues and for each community to hear the expressed concerns of the other four. Finally, on Sunday afternoon CEDAT results will be presented to the community and decision makers.

A booklet will be generated and published for use by individuals and their architects, for community groups, and for the Cities to assist them in making their interim design review process more relevant to community priorities.

As community participation is fundamental to the CEDAT process and to this project in particular, it is essential to have widespread participation by people in the areas of concern. When specific times and places have been identified community organizations will be notified and notice will be made in the media and through flyers.

For additional information please contact the EBAIA at 464-3600

"Community participation is fundamental to the CEDAT process"

Save Friday December 6th from 7:30pm to 10:30 and Saturday December 7th from 2pm to 5pm. Also, Sunday December 8th at 3pm for presentation of the work. Watch for additional information about meeting places.

ATTACHMENT E

Community Development

How to build a better community

Introduction

The Community Development Project is a long-term project that aims to improve the quality of life in the community. It is a project that is designed to be a model for other communities to follow.

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What is the goal of the project?

The goal of the project is to improve the quality of life in the community. It is a project that is designed to be a model for other communities to follow.



Conclusion

The Community Development Project is a long-term project that aims to improve the quality of life in the community. It is a project that is designed to be a model for other communities to follow.

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